

Alliance Geotechnical
8-10 Welder St
Seven Hills NSW 2147

30 Auburn Road Pty Ltd
13087-LET-2-2 - Rev03
4 March 2025

Attn: Hugh Thornton

30-46 AUBURN ROAD, REGENTS PARK NSW – STAGE 3 – RESPONSE TO SEAR ITEM 12

1 Introduction

This letter report provides a response to application number SSD-57703458 SEARs 'Item 12' (date of issue 20 December 2024). The objective of this assessment is to assess site geotechnical conditions and any associated risks, which may affect the site / neighbouring sites and the proposed development. The following is an excerpt noting the SEAR requirements:

"12 – Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion."

This letter report has been produced based on the results of a field investigation undertaken by Alliance Geotechnical Pty Ltd (Alliance) in 2021, documented in report reference 13087-GR-1-1c, dated 4 March 2025 ('Alliance, 2025'). Where relevant, the results of the investigation have been reproduced in this report.

Other documents, available at the time of this report, include:

- Preliminary contamination investigation report, Sullivan Environmental Sciences, dated 11/08/2017 (no report reference number).
- Remedial Action Plan (RAP), Sullivan Environmental Sciences, report reference SES_590, dated 27/02/2021.

2 Potential Impacts of Soil Erosion on Site & Adjacent Lands and Infrastructure

The proposed construction will likely require bulk excavations up to 6m below surface level (BSL). Bulk excavations are expected to encounter stiff to very stiff clay to an average depth of 5m overlying extremely weathered to highly weathered, very low to low strength siltstone (Pells Class V and IV). Bulk excavations in some areas may also encounter moderately to slightly weathered, medium to high strength siltstone (Pells Class III and better). The bulk excavations may also encounter overlying uncontrolled fill up to 2.4m thick in some locations.

No permanent unsupported excavation is expected as part of the proposed development. Temporary excavations should be undertaken in accordance with the maximum temporary batter slopes as recommended in Table 7 in 'Alliance, 2025', with inclusion of appropriate measures such as installation of geotextiles, or erosion control blankets or mats pinned into the batter slope, or applying shotcrete should be considered to prevent surface erosion and loss of surface materials. Sufficient upslope drainage should also be provided to divert surface run-off away from any batter slopes. The following general recommendations should also be considered, where relevant, to minimise soil erosion:

- Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
- Install sediment fence(s) along the low side of the site before work begins.
- Divert water around the work site whilst ensuring that you do not flood the neighbouring property.
- Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
- Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
- Check the erosion and sediment controls every day and keep them in good working condition.
- Stockpile topsoil within the sediment-controlled zone.
- Always be aware of the weather forecast.
- Stabilise exposed earth banks (e.g., vegetation, erosion control mats).
- Fill in and compact all trenches immediately after services have been laid.
- Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
- Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
- Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
- Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

Should the above recommendations be considered, the soils on site and surrounding areas are not expected to be impacted by the proposed development.

3 Soil Salinity

A review of the NSW Government SEED (The Central Resource for Sharing and Enabling Environmental Data in NSW) Salinity Potential in Western Sydney map indicated that majority of site is located within an area with 'moderate' salinity potential, bordered immediately by areas with 'high' salinity potential to the east and north, as shown in **Figure 1**.

The RAP report by Sullivan identifies wide-spread man-made contamination across the site that would far outweigh any risk from saline soils. Whilst not specifically addressing saline soils, the remedial action plan will deal with man-made contamination and will cover saline soils in passing. No salinity management plan is required separate to the RAP.

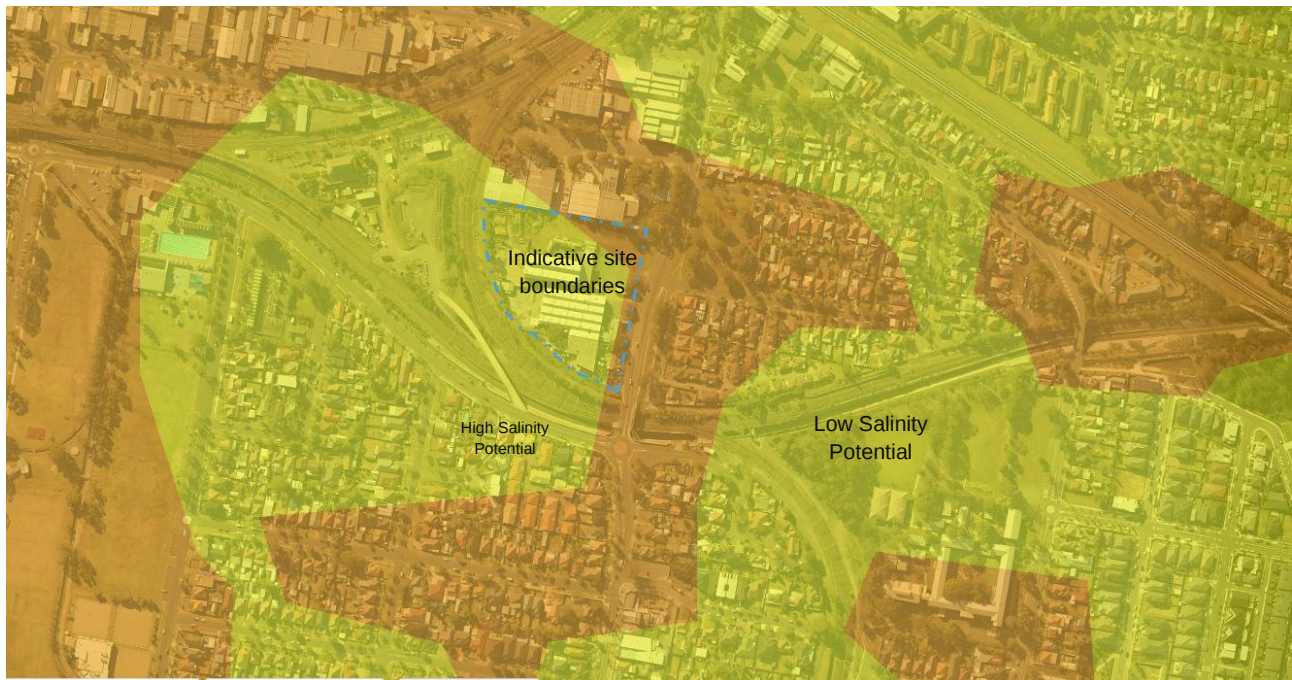


Figure 1 – Salinity map of the site and surrounding areas (source: <https://www.seed.nsw.gov.au>)

4 Acid Sulfate Soils

A review of the NSW Government SEED (The Central Resource for Sharing and Enabling Environmental Data in NSW) Acid Sulfate Soils Risk map indicated that the site has no known occurrence of acid sulfate soil materials. No Acid Sulfate Soils management plan is required as part of the proposed development.

5 Riparian Land Assessment

The site is 400m away from Duck River. There are no other creeks, streams, rivers or wetlands in the vicinity of the site, therefore the site will not have any impact on any riparian land.

We trust the above satisfies your requirements at this stage. If you have any further comments or require any additional information, please do not hesitate to contact us.

Yours faithfully,

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